



Wheeler County Planning Department

Matt Davis, Planning Director

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NOTICE OF DECISION

PU-20-007

On May 14, 2020 the Wheeler County Planning Department received a complete application from landowner Teresa Hunt for placement of a Single Family Dwelling to serve as a relative farm help dwelling.

The subject property is located off of the State Highway 218 in T07S R21E Tax Lot 3701. This parcel is comprised of 359.5 +/- acres and is zoned for Exclusive Farm Use (EFU).

Relative farm help dwellings provided in conjunction with farm use are established as a permitted use in the EFU zone by Wheeler County Zoning Ordinance Article 3.1 (3)(c). The criteria for review are set forth by WCZO Article 3.1 (6) and OAR 660-033-0130 (9) respectively. The findings of the Wheeler County Planning Department are summarized below.

The proposed home site is not located on land that has been identified as high-value farmland. The proposed site is not located in a flood zone as per FIRM Panel 4102450050B. Access is existing (coordinates 44.939, -120.236) and will be shared with the primary dwelling. The property is within a recognized Fire Protection District and utilities can be adequately provided by the Columbia Basin Electric Cooperative. All other necessary amenities shall be provided by the owner/developer.

The operation of the ranch, based on accepted agricultural practice and circumstance, requires farm help to live on the property. The proposed secondary dwelling will be located on the same tax lot as the primary dwelling and occupied by a relative of the farm operator as defined in OAR 660-033-0130(9)(c). Pursuant to OAR 660-033-0100(8) the relative farm help dwelling may not be subsequently partitioned from the primary farm dwelling.

The Wheeler County Planning Director hereby approves this land use request according to authority and procedures outlined in WCZO Article 9.1 (3)(b).

This letter serves as notification to adjacent property owners. Any party of record may appeal this decision within 15 days of this notice by delivery of written instrument and associated fee to the Wheeler County Planning Director at:
PO Box 447, Fossil, OR 97830.

Dated this 15th day of May, 2020.

Matt Davis

Wheeler County Planning Director

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- Any developments made to the land as a result of this decision are subject to reasonable inspection; including, but not limited to, an inspection from the Wheeler County Assessor's Office.